

# ITEM II

**DRAFT**  
**MEETING MINUTES**  
**NORTHWEST PROGRESSO – FLAGLER HEIGHTS**  
**REDEVELOPMENT ADVISORY BOARD**  
**FORT LAUDERDALE**  
**CRA CONFERENCE ROOM**  
**914 NW Sistrunk Boulevard, Suite 200**  
**DECEMBER 13, 2016 – 2:00 P.M.**

**Cumulative Attendance**

**May 2016 - April 2017**

<b><u>Members Present</u></b>	<b><u>Attendance</u></b>	<b><u>Present</u></b>	<b><u>Absent</u></b>
Ron Centamore, Chair	P	8	0
Sonya Burrows, Vice Chair	P	8	0
Jessie Adderley	A	5	3
Leann Barber	P	7	1
Alan Gabriel	P	7	1
John Hart	P	3	1
Mickey Hinton (arr. 3:40)	P	7	1
John Hooper	P	5	3
Dylan Lagi (arr. 2:33)	P	8	0
Steffen Lue	A	4	4
Scott Strawbridge	P	7	1
John Wilkes (arr. 2:23)	P	7	1

Currently there are 12 appointed members to the Board, which means 7 would constitute a quorum.

**Staff**

Jonathan Brown, Northwest CRA Manager

Bob Wojcik, Planner II

Glendon Hall, Housing and Economic Development Manager

Sandra Doughlin, Clerk III NPF-CRA

**Communications to City Commission**

**Motion** made by Mr. Wilkes, seconded by Ms. Burrows, to have the City of Fort Lauderdale assign and transfer, for \$10 and other good and valuable consideration(s), all of the surplus properties owned by the City and located within the Northwest Progresso-Flagler Heights CRA, to be included as incentives for programs consistent with the CRA's purpose. In a voice vote, the **motion** passed unanimously.

**I. Call to Order / Roll Call**

Chair Centamore called the meeting to order at 2:08 p.m. It was noted that a quorum was present.

Mr. Hart noted that the City Manager appears to be seeking greater specificity from the contract for the coming year, and agreed that the Board may not be able to adequately address this question. Ms. Barber pointed out that the current contract is already quite specific regarding what might be accomplished. Mr. Brown replied that the City Commissioners have raised questions regarding the product the CRA hopes to receive from the Mosaic Group in relation to the overall contract. Chair Centamore clarified that the cost, rather than the tasks, appears to be at issue.

Mr. Brown explained that while the CRA Board will make the final determination on how to proceed with the contract, they have requested a recommendation from the RAB regarding the contract's scope of work and its costs. The current scope of work is supported by CRA Staff: Staff receives an hour-by-hour invoice from Mosaic in relation to the scope of work, which they review. The final dollar value of the contract may not be exceeded.

Mr. Gabriel reiterated that it can be very difficult to look at an invoice and determine the appropriateness of the number of hours spent on certain tasks, citing the task of "Team Strategic Marketing and Development" as an example. Mr. Brown replied that there have been no issues thus far, and additional documentation and/or clarity may be requested by Staff in response to the contract submission.

Mr. Brown added that Mosaic has provided a year-end presentation and report on their accomplishments. He noted that it is not typical for a City contract up for renewal to seek the input of an advisory body.

Chair Centamore asked what the Board would like to see accomplished by Mosaic within the next year. Mr. Hart stated that Mosaic's presentation was very thorough and demonstrated the impact they have made on the CRA, although the CRA Board may have questions regarding the number of hours spent on the contract. He felt that the CRA Board was asking for greater specificity by Mosaic, and that this specificity could address any concerns the CRA Board may have regarding the hours within the contract.

Chair Centamore continued that he would like to see greater outreach to locations outside the City to encourage participation in rebuilding the neighborhood. While community events encourage local participation, he felt it would be best to bring in stakeholders who have the financial ability to improve the area.

Mr. Strawbridge characterized this issue as micromanaging the contract, which he did not feel was appropriate for the Board. He pointed out that the members have made their wishes clear and Staff must administer the contract effectively, rather than suggesting that the Board play a role in further negotiating the contract. He felt this is unfair to the vendor, as the City has the option to either simply renew the contract or cancel it.

Mr. Wilkes stated that the Board's approach toward development within the CRA has focused on projects they feel will be successful and generate substantial tax increment financing (TIF) revenue. He emphasized that these projects are driven by the economy rather than by CRA programs, and that projects that work in some areas will not work in others. He advocated for the use of different programs and new ideas to attract the type of development the neighborhoods want.

Mr. Strawbridge agreed that the areas outside Flagler Village require a different approach. He pointed out that there is very little slum and blight in Flagler Village, and that the City's Department of Transportation and Mobility is planning extensive streetscape projects for that area over the next few years.

Mr. Strawbridge continued that redevelopment funds should not be used in Flagler Village when federal and capital improvement funds are available, and that the CRA's Charter states it should focus on low- and moderate-income housing rather than units for individuals earning high incomes. He did not feel it would be inappropriate to discontinue funding for Flagler Village. He urged the Board to take a more active role in bringing projects to the Progresso and Sistrunk communities, while he felt it would be sufficient to wait for additional projects to come to Flagler Village.

Mr. Strawbridge concluded that it should also be acknowledged that race plays a role in addressing development and the success of the CRA. He felt the Board should seek a way to move forward with improved equity in mind for the entire CRA community.

Ms. Burrows stated that there seems to have been a lack of political will to redevelop the CRA community. She pointed out that the Urban Land Institute's (ULI's) Technical Advisory Panel (TAP) report identifies reasons for the lack of economic development in the CRA area, and offers specific next steps on how to address this, including outreach to identify a trained facilitator with expertise in developing blighted areas.

It was suggested that recognition of the need for development in underused areas of the CRA may show that the current political will is shifting, and that the recommendations of the ULI TAP report may provide a way forward. It was also noted that one option is prioritizing the Progresso and Sistrunk areas ahead of Flagler Village may be more appropriate than eliminating funding to Flagler Village altogether.

Chair Centamore advised that if the Board makes a decision to cut off all CRA funding for Flagler Village, the County is likely to remove Flagler Village from the CRA altogether, which would mean its TIF revenue would go directly to the City and County rather than the CRA. He felt the best option would be prioritization of CRA neighborhoods rather than discontinuing funding entirely.

At this time Chair Centamore opened public comment.



home and business ownership. She did not feel, however, that the current incentives were robustly designed, funded, or clearly communicated.

Mr. Hart addressed Ms. Gary's comments, stating that there should be no barriers between the Board and the community at large. He asked that members of the public help spread the message that the Board wants to hear feedback from the community.

Shakia Burton, founder of Florida All Star Youth, urged the Board members to reach out to the community themselves, as not all interested individuals can attend meetings or are aware of them. She emphasized the importance of grassroots efforts, and agreed that the west and east sides of the CRA do not receive the same levels of attention.

Jasmen Rogers, representing Dream Defenders and the Black Lives Matter Alliance of Broward, agreed that many members of the community and small business owners are unable to attend Board and other meetings due to the meeting times. She asserted that these hours must be adjusted if the Board is truly interested in hearing community input.

Mr. Brown noted that the next CRA Open House is scheduled for the evening of January 29, 2017. He encouraged members of the community to attend, pointing out that no members of the public had attended a previous Open House, which led to the scheduling of a second event.

Easton Harrison, also representing the Black Lives Matter Alliance of Broward, felt the issue is a lack of transparency between the Redevelopment Advisory Board and the larger CRA community. He asked how members of the public may help to improve outreach from the Board at the grassroots level.

Marie Huntley, CEO of On-Call Leadership, addressed Ms. Burrows' suggestion to encourage development outside Flagler Village as well as inside, stating that her nonprofit organization participates in several community events and engages the public, particularly young residents. She urged the Board to participate in community events and make themselves aware of opportunities for improvement.

Neil Ramsay, founder of ARTS Up, asked if the Board has directly or indirectly suggested the rezoning of the CRA district.

Chair Centamore requested that members of the public wishing to receive email updates from the CRA provide their email addresses to Ann Marie Sorrell of the Mosaic Group, stating that Mosaic oversees outreach by the CRA. He also recommended that they join or contact their neighborhood or civic associations, which can also provide a platform for feedback from the public.

Ms. Sorrell of the Mosaic Group advised that members of the public may also wish to attend meetings of the Historic Sistrunk Community Council, which includes businesses,

Mr. Brown advised that Staff must hear from the community whether or not existing programs are working so they will have a clear idea what must be changed and what needs are not being met.

It was determined that this discussion on how to address funding for the Flagler Village area would be brought back to the next Board meeting, along with suggestions of how to improve CRA incentive programs and prioritize funds. Mr. Brown also directly requested programming ideas. Chair Centamore thanked the members of the public for their input.

Ms. Burrows recommended greater transparency between the RAB and the CRA Board/City Commission. She pointed out that if the RAB votes on an issue, and the CRA Board votes in a different manner, this should be discussed at RAB meetings.

#### **V. Discussion – ULI TAP Report**

Ms. Burrows noted that p. 19 of the ULI TAP report outlines some of the recommendations presented to the RAB in May 2016. She pointed out that the presentation clearly identified a vision for the community, including emphasis on history and cultural arts.

Mr. Brown observed that the CRA must determine what is to be done with its assets, as these will bring capital into needed areas. He advised that the shared vision for the area must be further developed so all parties are on the same page and can communicate a single message or plan for the CRA.

It was noted that the CRA's zoning, particularly to the west of the train tracks, ties into the district's focus areas and affects the capital that can be attracted to these areas. Some areas, such as Progresso Village, may have facilities that can be re-used.

Housing and Economic Development Manager Glendon Hall stated that the ULI TAP report addresses re-branding, as well as the identification of environmental issues within the industrial area of the CRA. The South Florida Planning Council (SFPC) has expressed interest in the assessment of these issues, which can serve as a first step toward possible redevelopment.

Mr. Hall identified the industrial zone within the CRA, advising that SFPC will conduct an environmental survey and inventory of the area. They will be looking for Code issues, crime statistics, tenants and occupancy, parking, and other areas within the CRA that require additional attention.

While areas such as FAT Village have been redeveloped nearly to capacity, Mr. Hall advised that others must now generate activity, including jobs and productivity. The plan will be to become more creative in the zoning of certain properties, particularly those

**Motion** made by Mr. Strawbridge, seconded by Mr. Gabriel, for the Advisory Board to use the framework of these 11 topics and subject matter related to them in [the ULI TAP] report as a companion metric to their analysis of the work that they contemplate in these districts.

Ms. Burrows pointed out that rezoning within the CRA included identification of permitted uses on the Sistrunk Corridor. Mr. Brown asked if this meant the Board was open to bringing in any or all of these uses. He continued that if the CRA introduces a business incubator program, a CRA-owned building in which to house it must first be identified. He asserted that the CRA's greatest asset is its land.

In a voice vote, the **motion** passed unanimously.

Mr. Strawbridge suggested revisiting the 11 topics listed in the ULI TAP report at subsequent meetings to assess the CRA's progress and priorities.

## **VI. Transfer of City-Owned Lots to the CRA**

Mr. Brown distributed copies of a map of the City-owned lots located within the CRA, stating that he and City Manager/CRA Executive Director Lee Feldman have discussed this topic in some detail. Mr. Feldman would like the Board to consider purchasing all these properties at their fair market value. These values were reflected in a spreadsheet also provided to the members.

Mr. Brown continued that the City's Affordable Housing Advisory Committee (AHAC) is currently working on an Ordinance whereby the proceeds generated by the sale of any City-owned residential lots would be placed in an Affordable Housing Trust. This Trust would provide additional dollars to fund affordable housing projects within Fort Lauderdale in general and the CRA area in particular. While dollars from the sale of residential lots would go into the Affordable Housing Trust, dollars from the sale of commercial lots would go to the City's General Fund.

The documents provided to the members list the City's costs to acquire the subject properties, the values according to the Broward County Property Appraiser's Office, and the appraised value. Mr. Brown concluded that the question before the Board is what to do with City-owned lots within the CRA. He added that if the CRA chooses to purchase these lots from the City, it means funds spent to purchase lots may not be used to build on those lots or assist developers who may wish to build on them.

Mr. Wilkes advised that he was not certain of the value of the properties, which could result in a loss to the CRA if they purchase the lots and later sell them to developers. He asked what constituted the "City costs and expenses" listed on the documentation. Mr. Brown replied that these were City-expended costs. It was noted that in some cases,



Mr. Brown confirmed that the RAB may offer a separate recommendation if they do not wish to adopt the Executive Director's recommendation for disposal of the property. Mr. Wilkes advocated for adopting the Board's previous position on these properties once more, noting that once the CRA obtains title to a property, it will assume maintenance and other obligations until the lots can be disposed of.

Mr. Brown stated that the Board has recommended an Affordable Housing Purchase Program, which was approved by the City Commission. Staff has begun meeting with both nonprofit and for-profit developers, although both have expressed concern with the likelihood that they will be able to sell properties after building upon them. He also noted that the property values in these areas are significantly lower than the values in other areas.

Mr. Strawbridge characterized the Executive Director's role in this proposed transaction as indicative of a conflict of interest, with the City's General Fund as the more important of the two sides. Mr. Brown clarified that while the Executive Director has made a recommendation, there has been no direction or recommendation from the CRA Board/City Commission itself.

**Motion** made by Mr. Strawbridge that [the Board not] purchase these properties. [The **motion** died for lack of second.]

**Motion** made by Mr. Wilkes, seconded by Ms. Burrows, that [the City] assign the properties to the CRA to be used as part of its program for development.

Mr. Hart recommended that in subsequent discussions, the Board take care to avoid use of potentially inflammatory language. He pointed out that this language could impugn the reputation of the Board and affect the good work they hope to achieve.

Mr. Wilkes restated his **motion** as follows: that the City of Fort Lauderdale assign or transfer all the lots in question to the CRA for \$10 and other good and valuable consideration for the purpose of [the Board] utilizing it appropriately.

Mr. Wilkes continued that if the transfer of these properties cannot be achieved in a fully legitimate manner, the Board should not consider it in a manner that could undermine the overall credibility of the CRA.

Mr. Brown added that there are Charter issues related to some of the subject properties, which could hinder the City's ability to use them for affordable housing. He reiterated that the District 3 Commissioner had intended the Board to be able to review City properties within the Northwest CRA, as the blight that affects vacant properties may continue to occur if they are not developed. While he did not support the payment of market value for these properties, he felt they could be better disposed of in the hands of the CRA than by the City.





**DRAFT**  
**MEETING MINUTES**  
**NORTHWEST PROGRESSO – FLAGLER HEIGHTS**  
**REDEVELOPMENT ADVISORY BOARD**  
**FORT LAUDERDALE**  
**CRA CONFERENCE ROOM**  
**914 NW Sistrunk Boulevard, Suite 200**  
**JANUARY 9, 2017 – 5:30 P.M.**

**Cumulative Attendance**

**May 2016 - April 2017**

<b><u>Members Present</u></b>	<b><u>Attendance</u></b>	<b><u>Present</u></b>	<b><u>Absent</u></b>
Ron Centamore, Chair	P	8	0
Sonya Burrows, Vice Chair	P	8	0
Jessie Adderley	A	5	3
Leann Barber	P	7	1
Alan Gabriel	A	6	2
John Hart	P	3	1
Mickey Hinton	A	6	2
John Hooper	P	5	3
Dylan Lagi	P	8	0
Steffen Lue	P	5	3
Scott Strawbridge	P	7	1
John Wilkes	P	7	1

Currently there are 12 appointed members to the Board, which means 7 would constitute a quorum.

**Staff**

Jonathan Brown, Northwest CRA Manager  
Vanessa Martin, CRA Business Manager  
Sandra Doughlin, DSD/ECR  
Bob Wojcik, Planner II  
Glendon Hall, Housing and Economic Development Manager  
Thomasina Turner-Diggs, NPF Project Coordinator

**Communications to City Commission**

None.

**I. Call to Order / Roll Call**

Chair Centamore called the meeting to order at 5:40 p.m.

**II. Approval of Minutes from November 29, 2016 Regular Meeting**

Mr. Brown stated that he has asked interested developers if they would like the lots themselves as incentives or if they would prefer to return to the CRA for alternative incentives. At present, the developers have indicated they would prefer to purchase the lots and come back to the Board for incentives.

It was clarified that the residential lots the City Commission has offered the CRA are the 58 lots listed in the previous month's backup materials. CRA Staff has not yet approached the CRA Board regarding the possible purchase of commercial lots. The sale of lots must be approved at two public hearings. Mr. Brown estimated that final approval would be given by the end of February 2017.

Mr. Brown continued that a CRA Open House is scheduled for January 24, 2017 at 5 p.m. The community is invited to attend this event. He emphasized the need to discuss current business incentive programs in order to make the community aware of them, as well as preliminary discussion of residential incentive programs. Because the CRA would not be paying full value for the residential lots, discussion will continue regarding whether or not the lots may be donated to developers for specific projects.

Mr. Brown advised that the residential incentive program will seek to encourage construction of houses that people will want to live in, rather than the "cookie-cutter" homes often built by nonprofit housing organizations. He felt putting the lots out for RFP and donating them to the successful bidder would achieve this goal.

He continued that the CRA is committed to holding Open House events on a monthly basis, or at least as often as possible. With this in mind, he recommended that the Board return to its previously agreed-upon meeting date of the second Tuesday of each month. The meeting may begin as early as 1 p.m. and the Board may remain there as late as 6:30 p.m. CRA Open Houses will be held during evening hours so input from the community may be heard.

Chair Centamore added that future meetings may limit guest presentations to approximately 10 minutes each in order to conserve time. He also recommended that funding requests be placed at the top of future Agendas, as these requests may be time-sensitive, while discussion items may be postponed if necessary.

It was determined by consensus that meetings would be scheduled for 3:30 p.m. on the second Tuesday of each month.

Mr. Brown reported that under the CRA Plan, three surface parking lots are to be constructed on CRA property on Sistrunk Boulevard. He anticipated bringing plans for these lots back to the Board for discussion once the City's Department of Transportation and Mobility, Urban Design and Planning, and DSD complete plans with the necessary requirements for parking lots. Funding has not yet been approved for these surface lots. More information on plans for these lots will be presented at later meetings.

**VI. Continuing Discussion / ULI TAP Report**

Mr. Brown reported that Ms. Burrows has proposed creating a spreadsheet to reflect the ULI TAP recommendations and what the CRA has done to meet them thus far. It was determined that this would be discussed further at the February 2017 meeting.

**VII. Communication to CRA Board**

None.

**VIII. Public Comment**

None.

**IX. Adjournment**

There being no further business to come before the Board at this time, the meeting was adjourned at 7:53 p.m.

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.

[Minutes prepared by K. McGuire, Prototype, Inc.]



# **ITEM III**



CITY OF FORT LAUDERDALE

COMMUNITY REDEVELOPMENT AGENCY

---

DATE: February 14, 2017

TO: CRA Advisory Board Members

FROM: Jonathan Brown, NPF CRA Manager 

SUBJECT: Transfer of Three Commercial Properties from the City to the CRA for Redevelopment

---

### **REQUEST AND RECOMMENDATION**

NPF CRA staff has been working with two developers interested in pursuing projects in the NW Regional Activity Center portion of the CRA, west of the FEC Railway. For both projects, to be successful, vacant underutilized City owned lots need to be included as part of the development site. In order for this to occur the property will first need to be transferred to the CRA rather than be surplus by the City and put out to bid to the highest bidder. At their meeting December 20, 2016, following the CRA Advisory Board's recommendation on December 13, 2016 to transfer all residential and commercial surplus parcels in the CRA to the CRA for \$10.00, the CRA Board recommended the transfer of the residential parcels for a cost of \$3,000.00 per property plus expenses, but did not approve the transfer of the commercial parcels to the CRA, indicating that they should be purchased by interested developers at their market value. Staff is requesting that the NPF CRA Advisory Board pass a Motion:

- 1) Requesting that the City transfer the properties listed below to the CRA so that the CRA may follow Community Redevelopment Act procedures to transfer the properties for development. We are further requesting that the CRA purchase the properties listed below for hotel use for its appraised value, and that the property for retail use be transferred to the CRA at the cost of City expenses related to the property which is \$4,354.83.
- 2) Requesting that the City allow for the City owned parcels to be included in the Development Review Committee (DRC) submittal by Developer Impact Investments 1 LLC for the hotel project (identified below). (A similar request was approved by the City Commission for Sistrunk LLC for the retail use project (identified below) on June 21, 2016)
- 3) Requesting the CRA Board issue a Request or Proposal under a Thirty Day Notice for these sites recommended to be transferred to the CRA.

- **Request #1- Hotel Use**

This request would transfer approximately 18,125 square feet of City property to the CRA to be added to an existing 18,850 square foot site purchased by the Developer, Impact Investments 1 LLC in February, 2016 fronting NW 7<sup>th</sup> Avenue in order to construct a 100 room hotel with a total estimated development cost of \$14.2 million. The City property would be used for hotel parking and the developer would purchase the property from the CRA for its appraised value.

<u>Location</u>	<u>Address</u>	<u>Appraised Value</u>
Parcel ID 5042-10-12-0550 and 5042-19-12-0540	713 & 717 NW 3rd Street	\$115,000.00

Parcel ID 5042-10-12-0520	723 NW 3 <sup>rd</sup> Street	\$75,000.00
---------------------------	-------------------------------	-------------

The property is zoned NWRAC MUw. The City has owned the properties since 2002-2003. The cost and expenses of the two properties to the City was approximately \$56,103.32, the Broward County Just Market Value of the properties is \$97,880.00 and the appraised value of the properties as of September 7, 2016 is \$190,000.00. The Developer's Letter of Intent to purchase the property for the project and concept plans is attached at **Exhibit A**.

- **Request #2 – Retail Center Use**

This request would transfer approximately 4,680 square feet of City property to the CRA to be added to an existing 14,144 square foot site owned by the Developer, Sistrunk LLC – Gilbert Hyatt fronting Sistrunk Boulevard in order to construct a 6,777 square foot five bay retail center. The property would be used to allow for a larger development footprint for the project. This small city owned property is located midblock and has no vehicular access to Sistrunk Boulevard. It would only have development value to the adjacent property owners. Mr. Hyatt is the adjacent property owner to the west of the City lot and the property owner to the east is a convenience store owner which is an existing non-conforming use and cannot be expanded. The vacant City lot has also been difficult to maintain by the City and source of loitering and dumping of trash. Mr. Hyatt is willing to purchase the problem property and return it to the tax rolls, but at a reduced cost in the amount of \$4,354.83 (City cost and expenses related to the property).

<u>Location</u>	<u>Address</u>	<u>Appraised Value</u>
Parcel ID 5042-04-24-0040	1504 Sistrunk Blvd	\$60,000.00

The property is zoned NWRAC MUw. The City has owned the property since 1999. The Broward County Just Marker Value of the property is \$43,290 and the appraised value of the property as of September 7, 2016 is \$60,000. A copy of the location map of the property and Schematic Plans for the project is attached as **Exhibit B**.



Following Community Redevelopment Act procedures, the CRA will be issuing a Thirty Day Notice to formally solicit development proposals for the sites. This is a CRA requirement. Staff anticipates both developers will be returning to the CRA Advisory Board to fully present their projects and request CRA assistance through our incentive programs.

A copy of a draft schedule of anticipated actions for these projects is attached as is **Exhibit C**.

### **CONSISTENCY WITH NPF CRA REDEVELOPMENT PLAN**

The projects are consistent with the NPF CRA Community Redevelopment Plan by providing the resources bundled around a basic improvement program designed to stimulate, foster and provide the proper physical foundation necessary to promote and achieve redevelopment within the NPF CRA and to afford maximum feasible opportunities for private participation in undertaking the redevelopment of the NPF CRA.

The CRA 5 Year Program, which is incorporated as part of the Plan, identifies strategic objectives, goals and measurements that include targeting and attracting businesses, retail uses and industries to establish a presence in the redevelopment area and create jobs for area residents. In addition, it calls for investing in development projects that create job opportunities for area residents, promote public private partnerships and investment in the redevelopment area.

The CRA Plan states that from time to time, the CRA may identify opportunities to acquire properties that can be conveyed or assembled for redevelopment. When those opportunities are identified, with approval of the CRA Board, the CRA shall proceed with such acquisitions and dispositions using funds available to the CRA. The CRA shall dispose of property that it acquires to private or public persons for redevelopment purposes and may enter into agreements with such persons to ensure that the redevelopment occurs as provided in Section 163.380 Florida Statutes.

### **Attachments:**

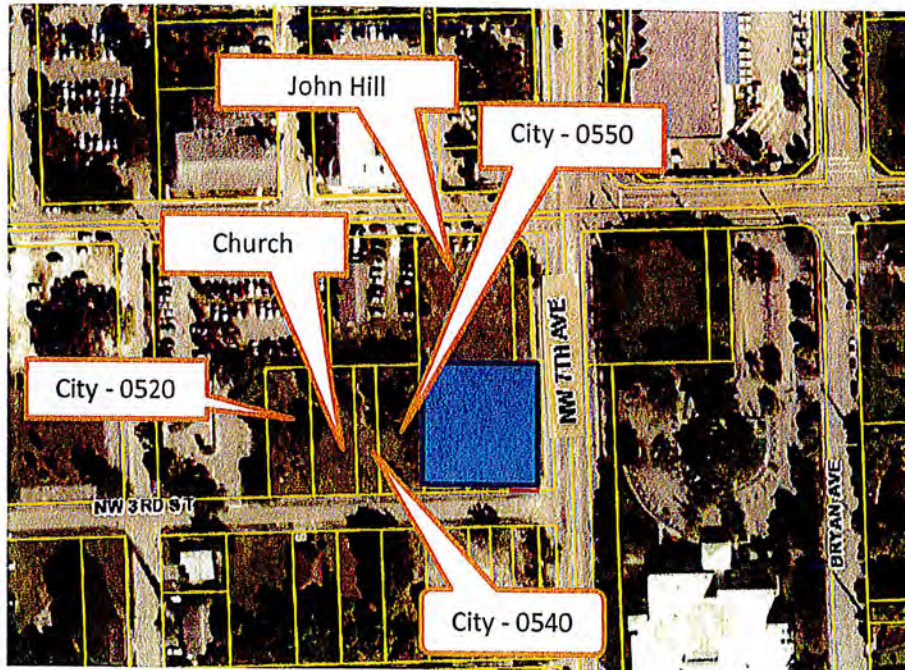
Exhibit A - Proposed Hotel Project Location, Letter of intent & Concept Plans  
Exhibit B - Proposed Retail Center Project Location and Schematic Plans  
Exhibit C – Draft Project Schedule

---

Author: Bob Wojcik, CRA Planner





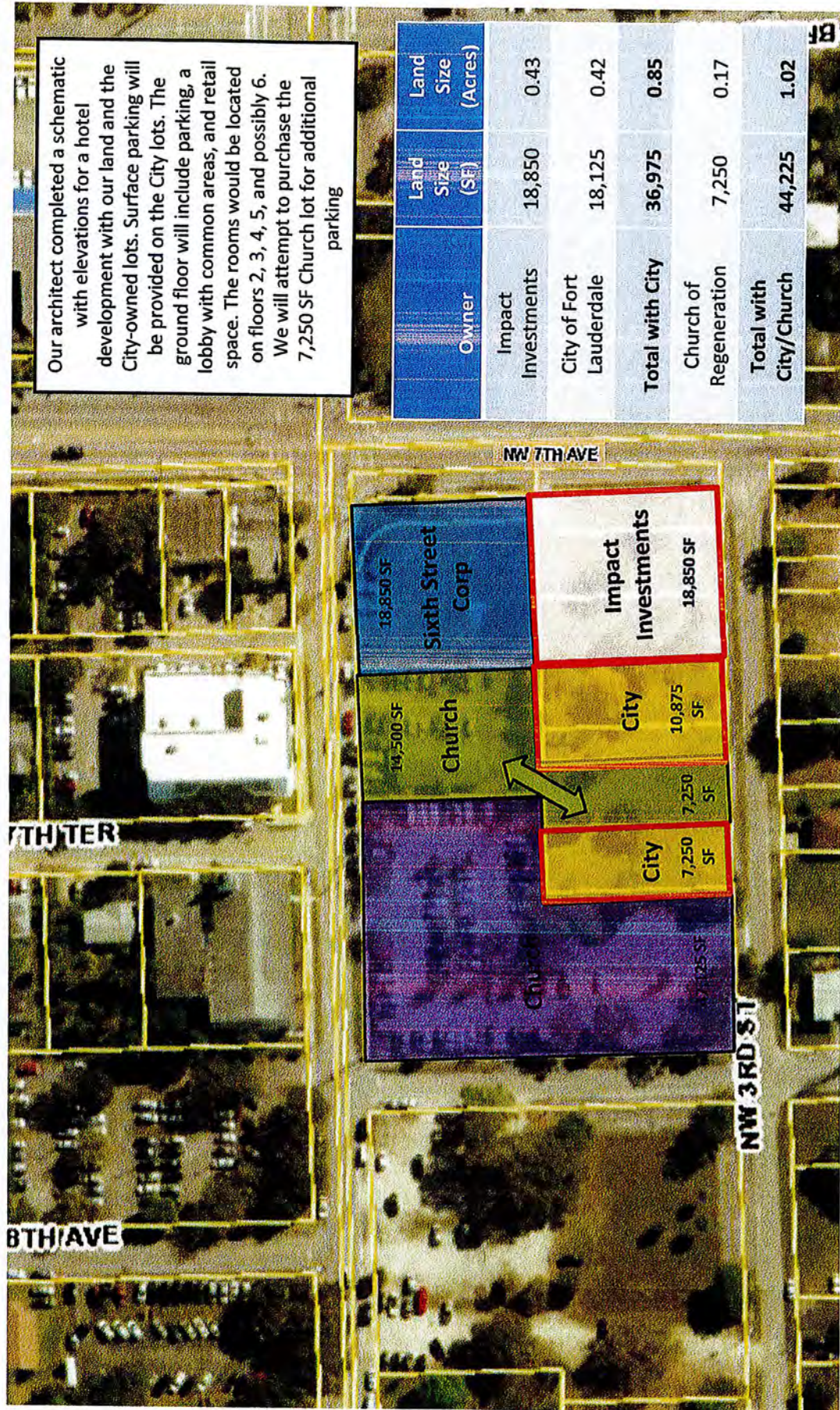


Impact Investments 1 LLC





# HOTEL DEVELOPMENT OPPORTUNITY LAND ASSEMBLAGE





January 5, 2017

Bob Wojcik  
City of Fort Lauderdale Community Redevelopment Agency  
914 NW 6th Street, Suite 200  
Fort Lauderdale, FL 33311

**Re: Fort Lauderdale Development Land, Fort Lauderdale, Broward County, FL.**

Dear Mr. Wojcik,

The purpose of this letter ("Letter of Intent") is to outline the basic business terms with respect to the purchase and sale of fee simple title to the Property (as hereinafter defined). This is a letter of intent only and, other than the obligations of the parties set forth in the paragraphs entitled "Good Faith Negotiations" and "Legal Effect," does not create binding obligations of Purchaser or Seller.

**Parties:** "Seller" of the Property shall be City of Fort Lauderdale. "Purchaser" of the Property shall be Impact Investments 1, LLC or an affiliate thereof.

**Property:** The real property to be sold, transferred, and conveyed by Seller to Purchaser shall be approximately 18,125 square feet of that certain land owned by Seller located on NW 3<sup>rd</sup> Street between [NW 7<sup>th</sup> Avenue and NW 8<sup>th</sup> Avenue] such portion to be generally situated within Fort Lauderdale, Florida (the "Property"). The folio numbers associated with these parcels are 504210120520, 504210120540, and 504210120550. The exact size, dimensions, location, and legal description of the Property shall be mutually agreed upon by Seller and Purchaser during the Inspection Period.

**Purchase Price:** The purchase price for the Property shall be ONE HUNDRED NINETY THOUSAND AND 0/100 DOLLARS (\$190,000.00) (the "Purchase Price") per the recent appraisal prepared for The Fort Lauderdale Community Redevelopment Agency on September 7, 2016.

**Deposit:** An earnest money deposit in the amount of TEN THOUSAND AND 0/100 DOLLARS (\$10,000.00) (the "Initial Deposit") will be deposited by Buyer into an escrow account held by Buyer's attorney, acting as the title agent within three (3) business days after execution of the Agreement (defined below) by Buyer and Seller. The Initial Deposit shall be referred to as the "Deposit" and the Deposit shall be held in said escrow account for the benefit of Buyer. The Deposit will become non refundable at the expiration of the Inspection Period (as herein defined), except for Seller's default. Buyer agrees that if Buyer defaults under the Agreement which is not caused by Seller's default under the Agreement, Seller shall have the right to terminate the Agreement and receive the Deposit as liquidated damages, which shall be Seller's sole remedy for such default.

**Closing:** The consummation of the purchase and sale of the Property between Purchaser and Seller (the "Closing") shall occur on the date, which is thirty (30) days after the expiration of the Inspection Period (defined below).

**Inspection Period:** From and after the date of the Contract, through and including the date which is thirty (30) days after the date of the Contract (the "Inspection Period"), Purchaser shall have access to the Property

2322 SE 8<sup>th</sup> Street  
Cape Coral, FL 33990  
Tel. 239.574.3450 Fax. 239.574.3453



so that Purchaser may inspect and investigate the Property to determine whether the Property is suitable for Purchaser's intended use, including, without limitation, investigation into matters regarding soil conditions and the presence of hazardous or toxic materials, perform site planning and layout studies, engineering studies, soil testing, and geotechnical studies, environmental studies, zoning analysis, and market feasibility analysis. If Purchaser is not satisfied with the Property in any respect, Purchaser may, at its sole discretion, terminate the Contract by delivering written notice to Seller within the Inspection Period, in which case the Contract shall be null and void and of no further force and effect.

**Development Approval/Contingency:** From and after the date of the expiration of the Inspection Period, Purchaser shall use its commercially reasonable efforts to obtain the approvals necessary for the proposed development plan. In the event that the Purchaser is unable to obtain approvals for the project, it will sell the Property back to the City of Fort Lauderdale for the actual purchase price and closing costs paid.

**Due Diligence Materials:** As soon as reasonably possible, but in any event no later than ten (10) days after the execution and delivery of the Contract, Seller shall deliver to Purchaser the following:

1. Real estate tax bills for the years 2015, 2014, 2013, and 2012;
2. Any and all environmental audits or site assessments of the Property, if any;
3. Any and all engineering reports and/or property condition reports, if any;
4. Any and all soil or geotechnical reports, if any;
5. Any and all boundary and topographical surveys;
6. Any and all licenses and permits pertaining to the Property;
7. Any and all leases, occupancy agreements, easement agreements, and amendments thereto affecting the Property; and
8. Any other documents pertaining to the Property reasonably requested by Purchaser.

**Title and Survey:** Within fifteen (15) days following the execution of the Contract, Seller shall provide to Purchaser: (a) a current ALTA/ACSM Land Title Survey of the Property certified to Purchaser, Purchaser's lender, if any, and the Title Company, which survey shall be in such form and detail as to enable the Title Company to issue an extended coverage ALTA owner's policy of title insurance with the survey exception deleted (the "Title Policy"); and (b) a commitment issued by the Title Company to issue the Title Policy in the amount of the Purchase Price, showing title to the property vested in Seller, and naming Purchaser or Purchaser's nominee as the proposed insured, together with legible copies of all documents and plats referenced therein.

**Closing Costs:** Seller to pay any state, county, or local transfer taxes, the cost of the title commitment, and any title search and exam fees, the cost of the extended coverage owner's policy of title insurance (excluding endorsements other than extended coverage), the cost of releasing any encumbrances affecting the Property, and one-half of any closing or escrow fees. Purchaser shall pay the costs of Purchaser's due diligence assessments and studies (including environmental reports and surveys), the cost of recording the deed, the cost of any title policy endorsements Purchaser requests (other than extended coverage), and one-half of any closing escrow fees. All other closing costs should be paid by the respective parties as is customary in Broward County, FL.

**Brokerage Commission:** None.


2322 SE 8<sup>th</sup> Street  
Cape Coral, FL 33990  
Tel. 239.574.3450 Fax. 239.574.3453

**Good Faith Negotiations:** By executing below, Seller agrees to negotiate in good faith towards the signing of an agreement of purchase and sale (the "Contract") in accordance with the terms outlined above, and not offer the Property for sale or lease to, negotiate with, any other party with respect to the Property, for a period of thirty (30) business days from the acceptance of this Letter of Intent by Seller.

**Legal Effect:** Purchaser and Seller acknowledge that a transaction of the type described in this Letter of Intent involves terms and conditions that have not been agreed upon, and that this Letter of Intent is in no way intended to constitute a complete or definitive statement of all the terms and conditions of the proposed transaction, but contemplates and is subject in negotiations, execution and delivery of the Contract. Neither Purchaser nor Seller will be legally bound by this Letter of Intent in any manner and neither party shall have any obligations in respect to the Property unless and until the Contract has been executed and delivered by Purchaser and Seller, except for the obligations of the parties set forth in this paragraph and the paragraph entitled "Good Faith Negotiations."

If the above terms and conditions are acceptable to Seller, please have Seller acknowledge its acceptance of this Letter of Intent by executing a copy of this letter and returning the executed copy to my attention. This letter shall be of no further force and effect unless executed by Seller and delivered to me on or before January 19, 2017. Upon our receipt of a copy of this letter executed by Seller, Purchaser will have a draft of the Contract prepared for your review.

Sincerely,



Joseph Poveromo

Manager

Impact Investments 1, LLC

Accepted and agreed to this \_\_\_\_ day of \_\_\_\_\_, 2017:

Seller: \_\_\_\_\_ (Name of Owner of Record)

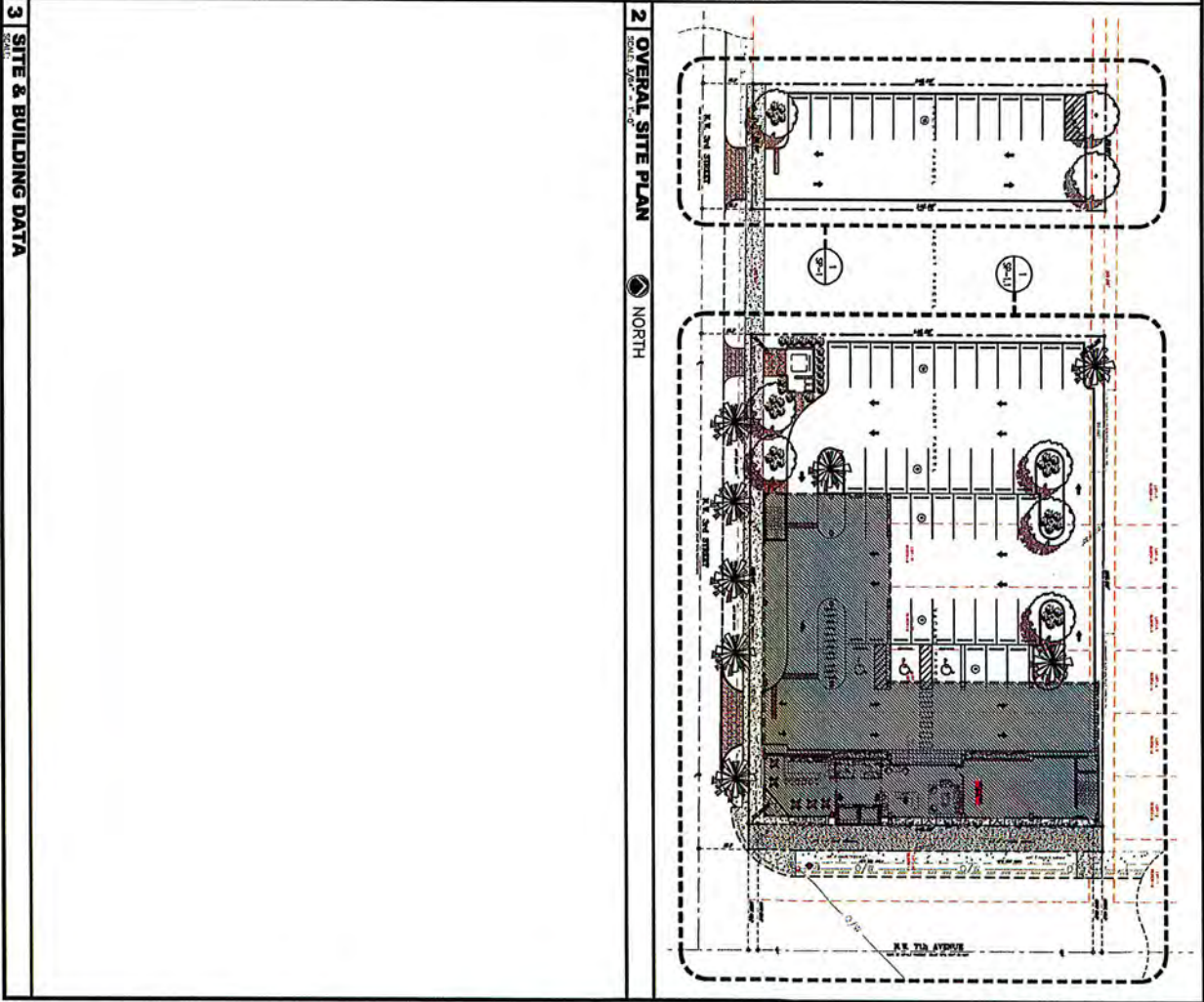
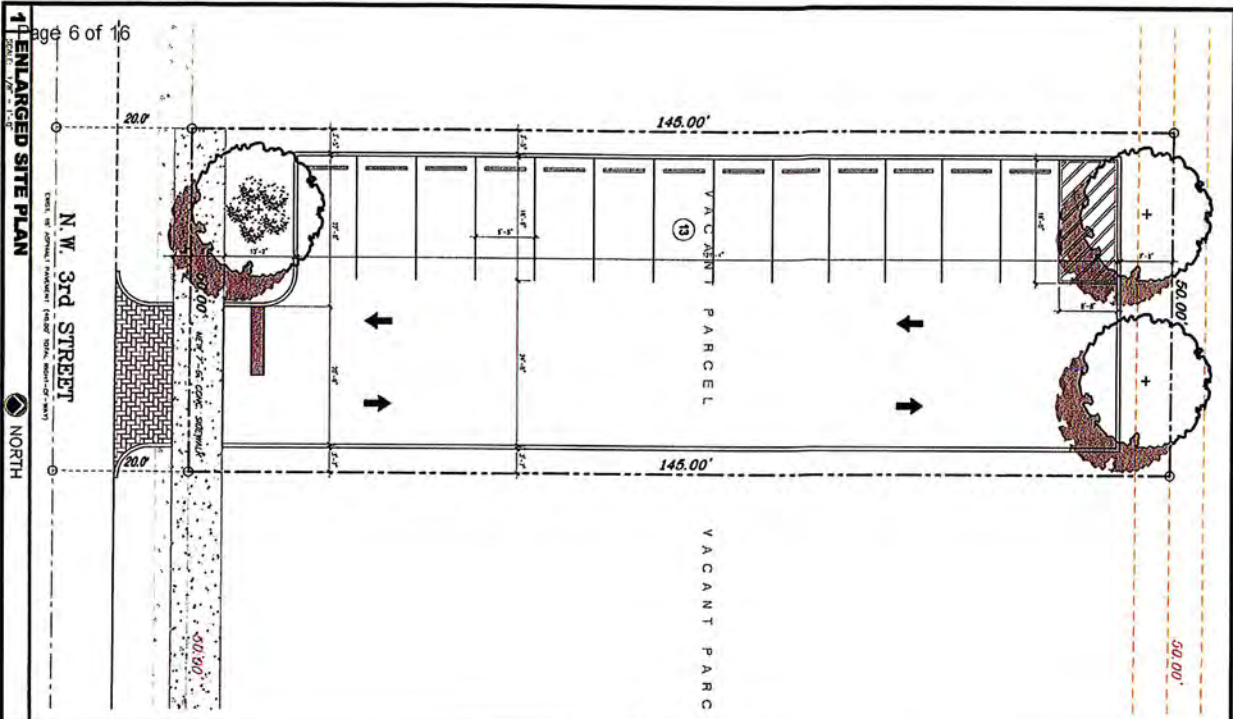
By: \_\_\_\_\_ (Signature of Authorized Person)

Name: \_\_\_\_\_ (Printed Name of Authorized Person)

Its: \_\_\_\_\_ (Title of Authorized Person)

2322 SE 8<sup>th</sup> Street  
Cape Coral, FL 33990  
Tel. 239.574.3450 Fax. 239.574.3453





PROJECT	F.A.
DESIGNED	G.J.C.
DRAWN	G.M.
CHECKED	G.M.
DATE	10-000
SHEET	SP-1

SCALE	1" = 100'
DATE	10-000
BY	G.M.

**PROPOSED NEW FIVE STORY HOTEL FOR:**

**N.W. 3rd STREET & N.W. 7th AVENUE**

**FORT LAUDERDALE, FLORIDA**

**GUSTAVO J. CARBONELL, P.A.**

Architect and Planner

1457 N.E. 4th AVE.

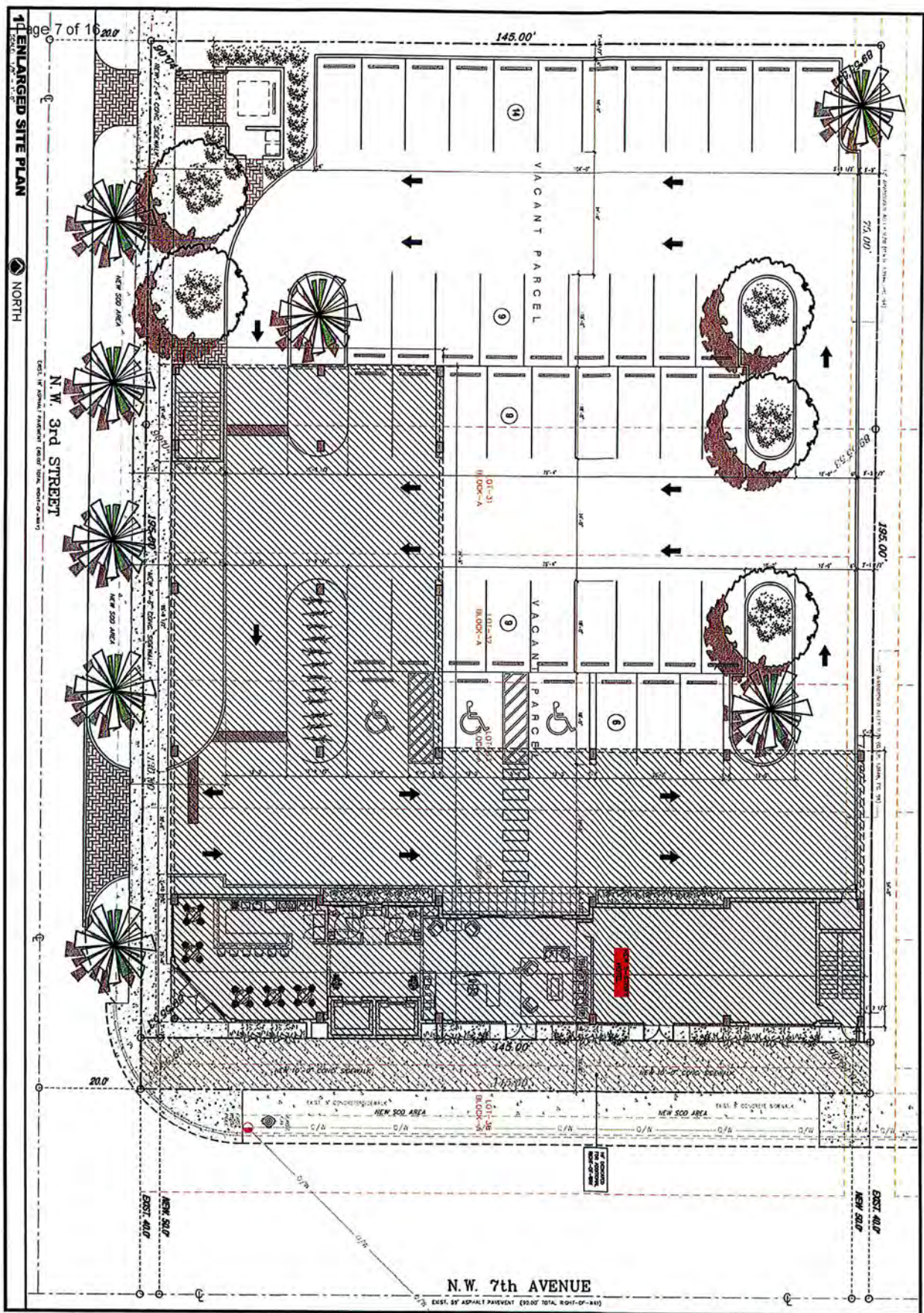
FL. LAUDERDALE, FLORIDA, 33304

(954) 462-6565

Member American Institute of Architects

DATE	10-000
BY	G.M.





SP-1.1	16-000
DATE	10-000
SCALE	AS NOTED
DESIGNED	G.J.C.
DRAWN	BRUNO/2016
CHECKED	F.A.L.

SCALE	AS NOTED
DATE	10-000

**PROPOSED NEW FIVE STORY HOTEL FOR:**

**N.W. 3rd STREET & N.W. 7th AVENUE**

**FORT LAUDERDALE, FLORIDA**

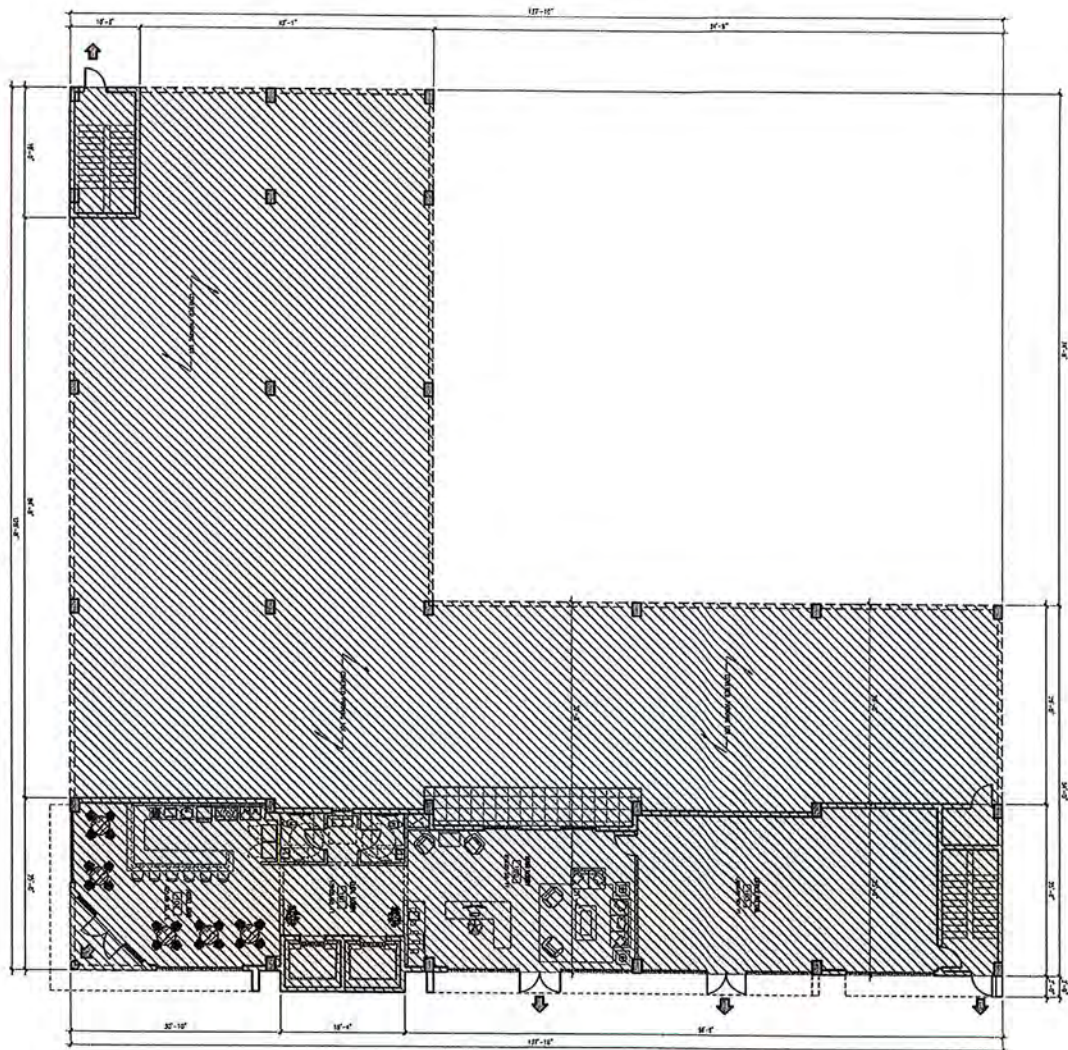
**GUSTAVO J. CARBONELL, P.A.**  
Architect and Planner

1457 N.E. 4th AVE.  
Ft. Lauderdale, Florida, 33304  
(954) 462-6565

Member American Institute of Architects

DATE	10-000
SCALE	AS NOTED





ORIGIN	P.R.
ORIG CD	0.L.C.
DATE	09/05/2016
SCALE	AS NOTED
DESK NO.	16-000
SHEET	

A-1

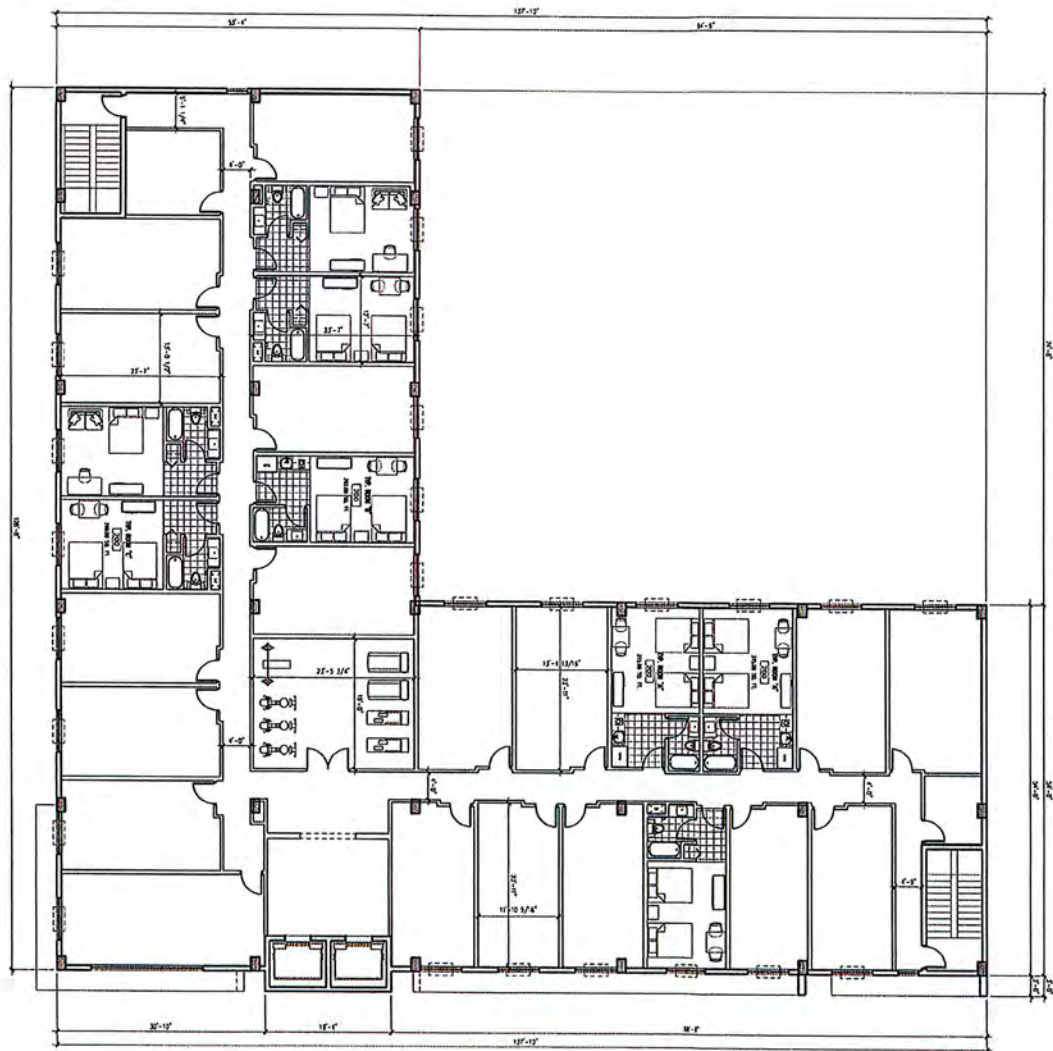
OF 4 SHEETS

0000-0000-0000-0000  
 0000-0000-0000-0000  
 0000-0000-0000-0000

**PROPOSED NEW FIVE STORY HOTEL FOR:**  
" \_\_\_\_\_ "  
**N.W. 3rd STREET & N.W. 7th AVENUE  
FORT LAUDERDALE, FLORIDA**

**GUSTAVO J. CARBONELL, P.A.**  
Architect and Planner  
1457 N.E. 4th Ave.  
Ft. Lauderdale, Florida, 33304  
(954) 462-6565  
Member American Institute of Architects

REASON	DT
△	



DATE	F.A.
ORDERED	O.J.C.
DATE	08/08/2016
SCALE	AS NOTED
FOR NO.	16-000
SHEET	
A-2	
OF	5 SHEETS

**N.W. 3rd STREET & N.W. 7th AVENUE  
FORT LAUDERDALE, FLORIDA**

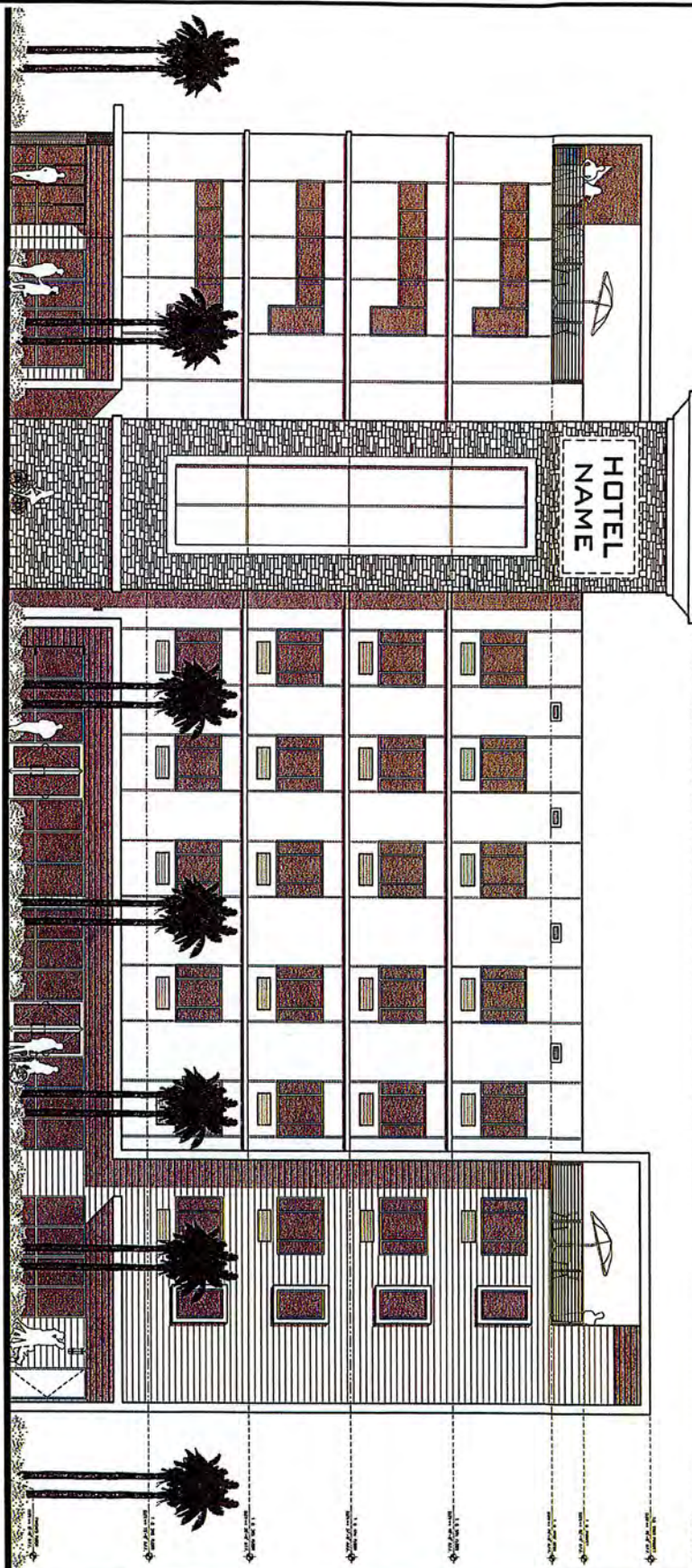


**GUSTAVO J. CARBONELL, P.A.**  
Architect and Planner  
1457 N.E. 4th AVE.  
Ft. Lauderdale, Florida, 33304  
(954) 462-6565  
Member American Institute of Architects

REASON	BY:
△	



11 PROPOSED EAST SIDE ELEVATION



DATE	10/1/10
BY	G.J.C.
FOR	08/06/2010
SCALE	AS NOTED
NO.	10-000
SHEET	
OF	1

A-3

PROPOSED NEW FIVE STORY HOTEL FOR:

N.W. 3rd STREET & N.W. 7th AVENUE  
FORT LAUDERDALE, FLORIDA



**GUSTAVO J. CARBONELL, P.A.**  
Architect and Planner  
1457 N.E. 4th AVE.  
Ft. Lauderdale, Florida, 33304  
(954) 462-6565  
Member American Institute of Architects

DATE	10/1/10
BY	
FOR	
SCALE	
NO.	
SHEET	
OF	





<b>Site Address</b>	723 NW 3 STREET, FORT LAUDERDALE	<b>ID #</b>	5042 10 12 0520
<b>Property Owner</b>	CITY OF FORT LAUDERDALE	<b>Millage</b>	0312
<b>Mailing Address</b>	100 N ANDREWS AVE FORT LAUDERDALE FL 33301	<b>Use</b>	80

Abbreviated Legal Description	FT LAUDERDALE LAND & DEV CO SUB OF BLK 6 FT LAUD 1-57 D LOTS 24,25 & S 5 OF ABUT VAC 10 ALLEY DESC IN OR 13946/94 BLK A
-------------------------------------	--

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

### Property Assessment Values

[Click here to see 2015 Exemptions and Taxable Values as reflected on the Nov. 1, 2015 tax bill.](#)

Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	\$21,750		\$21,750	\$21,750	
2015	\$21,750		\$21,750	\$21,750	
2014	\$21,750		\$21,750	\$21,750	

### 2016 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
<b>Just Value</b>	\$21,750	\$21,750	\$21,750	\$21,750
Portability	0	0	0	0
Assessed/SOH	\$21,750	\$21,750	\$21,750	\$21,750
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 14	\$21,750	\$21,750	\$21,750	\$21,750
<b>Taxable</b>	0	0	0	0

### Sales History

Date	Type	Price	Book/Page or CIN
7/8/2002	WD	\$36,900	33488 / 1226
8/1/1965	WD	\$4,500	

## Land Calculations

Price	Factor	Type
\$3.00	7,250	SF
Adj. Bldg. S.F.		

### Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
L								
2								





<b>Site Address</b>	NW 3 STREET, FORT LAUDERDALE	<b>ID #</b>	5042 10 12 0540
<b>Property Owner</b>	CITY OF FORT LAUDERDALE	<b>Millage</b>	0312
<b>Mailing Address</b>	100 N ANDREWS AVE FORT LAUDERDALE FL 33301	<b>Use</b>	80
<b>Abbreviated Legal Description</b>	FT LAUDERDALE LAND & DEV CO SUB OF BLK 6 FT LAUD 1-57 D LOT 28 & S 5 OF ABUT VAC 10 ALLEY DESC IN OR 13946/94 BLK A		

**The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).**

<b>Property Assessment Values</b>					
Click here to see 2015 Exemptions and Taxable Values as reflected on the Nov. 1, 2015 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	\$25,380		\$25,380	\$25,380	
2015	\$25,380		\$25,380	\$25,380	
2014	\$25,380		\$25,380	\$25,380	

<b>2016 Exemptions and Taxable Values by Taxing Authority</b>				
	County	School Board	Municipal	Independent
Just Value	\$25,380	\$25,380	\$25,380	\$25,380
Portability	0	0	0	0
Assessed/SOH	\$25,380	\$25,380	\$25,380	\$25,380
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 14	\$25,380	\$25,380	\$25,380	\$25,380
Taxable	0	0	0	0

<b>Sales History</b>			
Date	Type	Price	Book/Page or CIN
6/4/2002	QC*		33358 / 1680
12/20/2000	TXD		31946 / 1486
6/1/1986	TXD	\$1,300	13506 / 921

\* Denotes Multi-Parcel Sale (See Deed)

<b>Land Calculations</b>		
Price	Factor	Type
\$7.00	3,625	SF
Adj. Bldg. S.F.		

<b>Special Assessments</b>								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
L								
1								





Site Address	NW 3 STREET, FORT LAUDERDALE	ID #	5042 10 12 0550
Property Owner	CITY OF FORT LAUDERDALE	Millage	0312
Mailing Address	100 N ANDREWS AVE FORT LAUDERDALE FL 33301	Use	80
Abbreviated Legal Description	FT LAUDERDALE LAND & DEV CO SUB OF BLK 6 FT LAUD 1-57 D LOTS 29,30 & S 5 OF ABUT VAC 10 ALLEY DESC IN OR 13946/94 BLK A		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Values					
Click here to see 2015 Exemptions and Taxable Values as reflected on the Nov. 1, 2015 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	\$50,750		\$50,750	\$50,750	
2015	\$50,750		\$50,750	\$50,750	
2014	\$50,750		\$50,750	\$48,300	

2016 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$50,750	\$50,750	\$50,750	\$50,750
Portability	0	0	0	0
Assessed/SOH	\$50,750	\$50,750	\$50,750	\$50,750
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 14	\$50,750	\$50,750	\$50,750	\$50,750
Taxable	0	0	0	0

Sales History			
Date	Type	Price	Book/Page or CIN
5/22/2003	TD	\$16,000	35259 / 1822

Land Calculations		
Price	Factor	Type
\$7.00	7,250	SF
Adj. Bldg. S.F.		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
L								
1								





<b>Site Address</b>	NW 7 AVENUE, FORT LAUDERDALE	<b>ID #</b>	5042 10 12 0590
<b>Property Owner</b>	IMPACT INVESTMENTS 1 LLC	<b>Millage</b>	0312
<b>Mailing Address</b>	7800 W OAKLAND PARK BLVD # C306 FORT LAUDERDALE FL 33351	<b>Use</b>	10
<b>Abbreviated Legal Description</b>	FT LAUDERDALE LAND & DEV CO SUB OF BLK 6 FT LAUD 1-57 D LOTS 35,36 & S 5 OF ABUT VAC 10 ALLEY DESC IN OR 13946/94, LESS E 20 OF LOT 36 FOR ST BLK A		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Values					
Click here to see 2015 Exemptions and Taxable Values as reflected on the Nov. 1, 2015 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	\$40,250		\$40,250	\$31,540	
2015	\$40,250		\$40,250	\$28,680	\$646.57
2014	\$40,250		\$40,250	\$26,080	\$626.40

2016 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$40,250	\$40,250	\$40,250	\$40,250
Portability	0	0	0	0
Assessed/SOH	\$31,540	\$40,250	\$31,540	\$31,540
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$31,540	\$40,250	\$31,540	\$31,540

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
2/12/2016	WD*-E	\$350,000	113536267	\$9.25	4,351	SF
2/9/2007	QC*-T	\$100	43603 / 326			
4/1/1970	WD	\$2,500	2622 / 812			
12/1/1967	WD	\$400				
				Adj. Bldg. S.F.		

\* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
L								
1								





<b>Site Address</b>	NW 3 STREET, FORT LAUDERDALE	<b>ID #</b>	5042 10 12 0580
<b>Property Owner</b>	IMPACT INVESTMENTS 1 LLC	<b>Millage</b>	0312
<b>Mailing Address</b>	7800 W OAKLAND PARK BLVD # C306 FORT LAUDERDALE FL 33351	<b>Use</b>	10

Abbreviated Legal Description	FT LAUDERDALE LAND & DEV CO SUB OF BLK 6 FT LAUD 1-57 D LOTS 33,34 & S 5 OF ABUT VAC 10 ALLEY DESC IN OR 13946/94 BLK A
-------------------------------------	--

The just values displayed below were set in compliance with [Sec. 193.011, Fla. Stat.](#), and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

### Property Assessment Values

[Click here to see 2015 Exemptions and Taxable Values as reflected on the Nov. 1, 2015 tax bill.](#)

Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	\$56,930		\$56,930	\$52,480	
2015	\$59,830		\$59,830	\$47,710	\$1,023.76
2014	\$59,830		\$59,830	\$43,380	\$988.97

### 2016 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
<b>Just Value</b>	\$56,930	\$56,930	\$56,930	\$56,930
Portability	0	0	0	0
Assessed/SOH	\$52,480	\$56,930	\$52,480	\$52,480
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wld/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
<b>Taxable</b>	\$52,480	\$56,930	\$52,480	\$52,480

### Sales History

Date	Type	Price	Book/Page or CIN
2/12/2016	WD*-E	\$350,000	113536267
2/9/2007	QC*-T	\$100	43603 / 326
2/1/1984	WD	\$7,000	12622 / 812

## Land Calculations

Price	Factor	Type
\$7.85	7,252	SF
Adj. Bldg. S.F.		

\* Denotes Multi-Parcel Sale (See Deed)

### Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
L								
1								





<b>Site Address</b>	NW 3 STREET, FORT LAUDERDALE	<b>ID #</b>	5042 10 12 0560
<b>Property Owner</b>	IMPACT INVESTMENTS 1 LLC	<b>Millage</b>	0312
<b>Mailing Address</b>	7800 W OAKLAND PARK BLVD # C306 FORT LAUDERDALE FL 33351	<b>Use</b>	10
<b>Abbreviated Legal Description</b>	FT LAUDERDALE LAND & DEV CO SUB OF BLK 6 FT LAUD 1-57 D LOTS 31,32 & S 5 OF ABUT VAC 10 ALLEY DESC IN OR 13946/94 BLK A		

**The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).**

Property Assessment Values					
Click here to see 2015 Exemptions and Taxable Values as reflected on the Nov. 1, 2015 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	\$56,920		\$56,920	\$52,480	
2015	\$59,820		\$59,820	\$47,710	\$1,023.69
2014	\$59,820		\$59,820	\$43,380	\$988.90

2016 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$56,920	\$56,920	\$56,920	\$56,920
Portability	0	0	0	0
Assessed/SOH	\$52,480	\$56,920	\$52,480	\$52,480
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$52,480	\$56,920	\$52,480	\$52,480

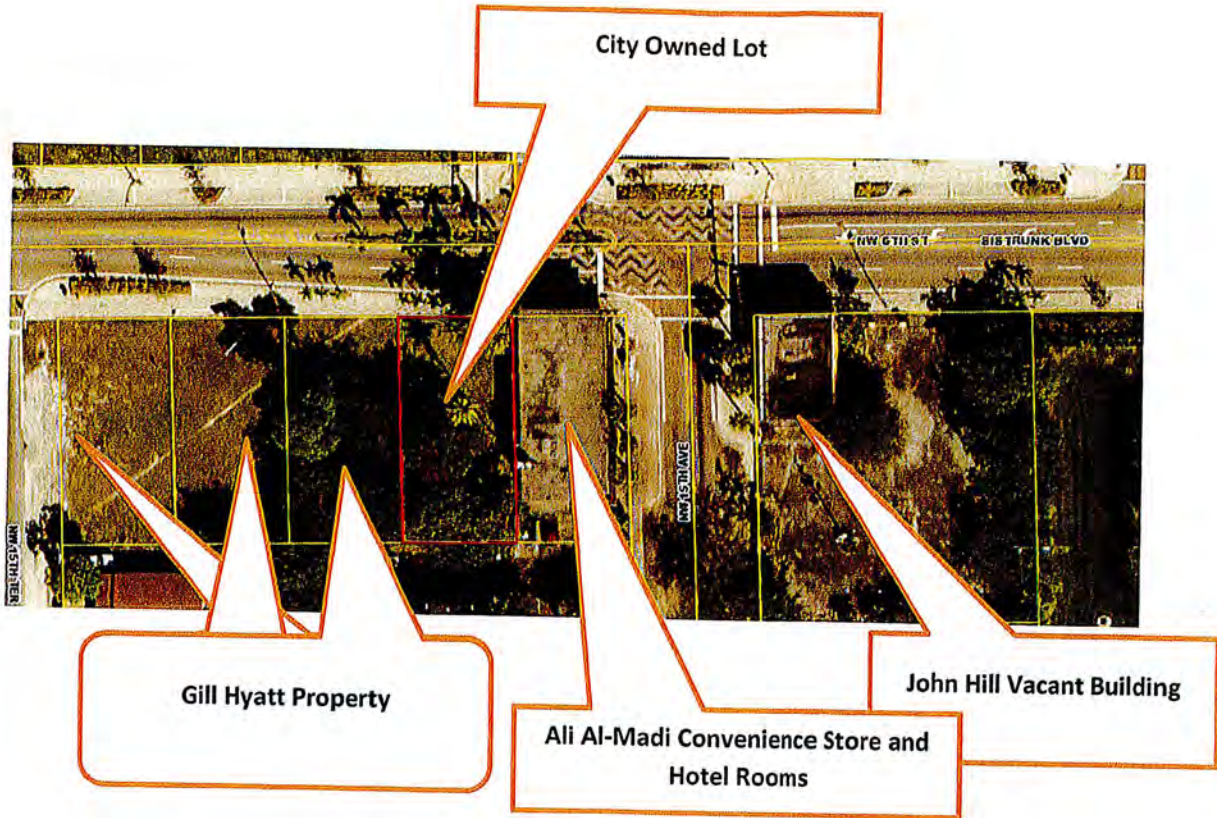
Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
2/12/2016	WD*-E	\$350,000	113536267	\$7.85	7,251	SF
2/9/2007	QC*-T	\$100	43603 / 326			
			2622 / 812			
				Adj. Bldg. S.F.		

\* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
L								
1								





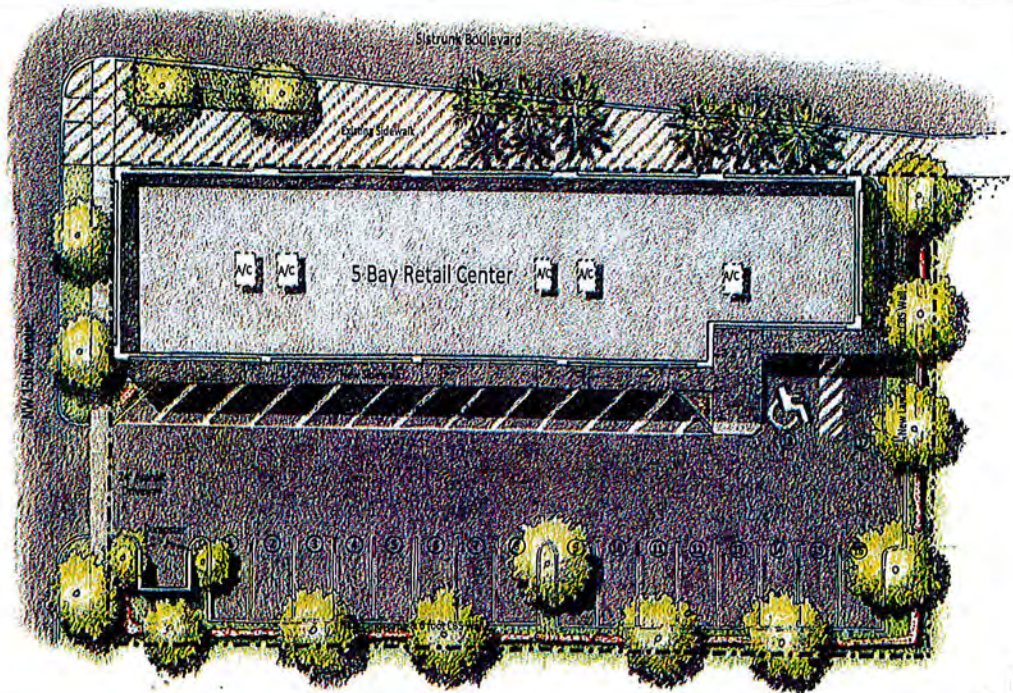


#### SITE DATA:

Dimensional Items	Required	Proposed
Lot Size (SF / Acreage)	None	18,824 sf / 0.43 Acres
Lot Density	None	N/A
Lot Width	None	181 feet
Building Height	45 feet	< 20 feet
Structure Length	None	166 feet
Parking Spaces (NOK reduction)		
6,777 sf - 2,500 sf = 4,277 sf		
4,277 / 250 = 17 (60%)	10	18

#### SETBACKS:

Front Setback:	None	0 feet
Side Setback: (West)	None	0 feet
Side Setback: (East)	None	15 feet
Rear Setback:	None	60 feet



Conceptual Site Plan

**ARCURB**

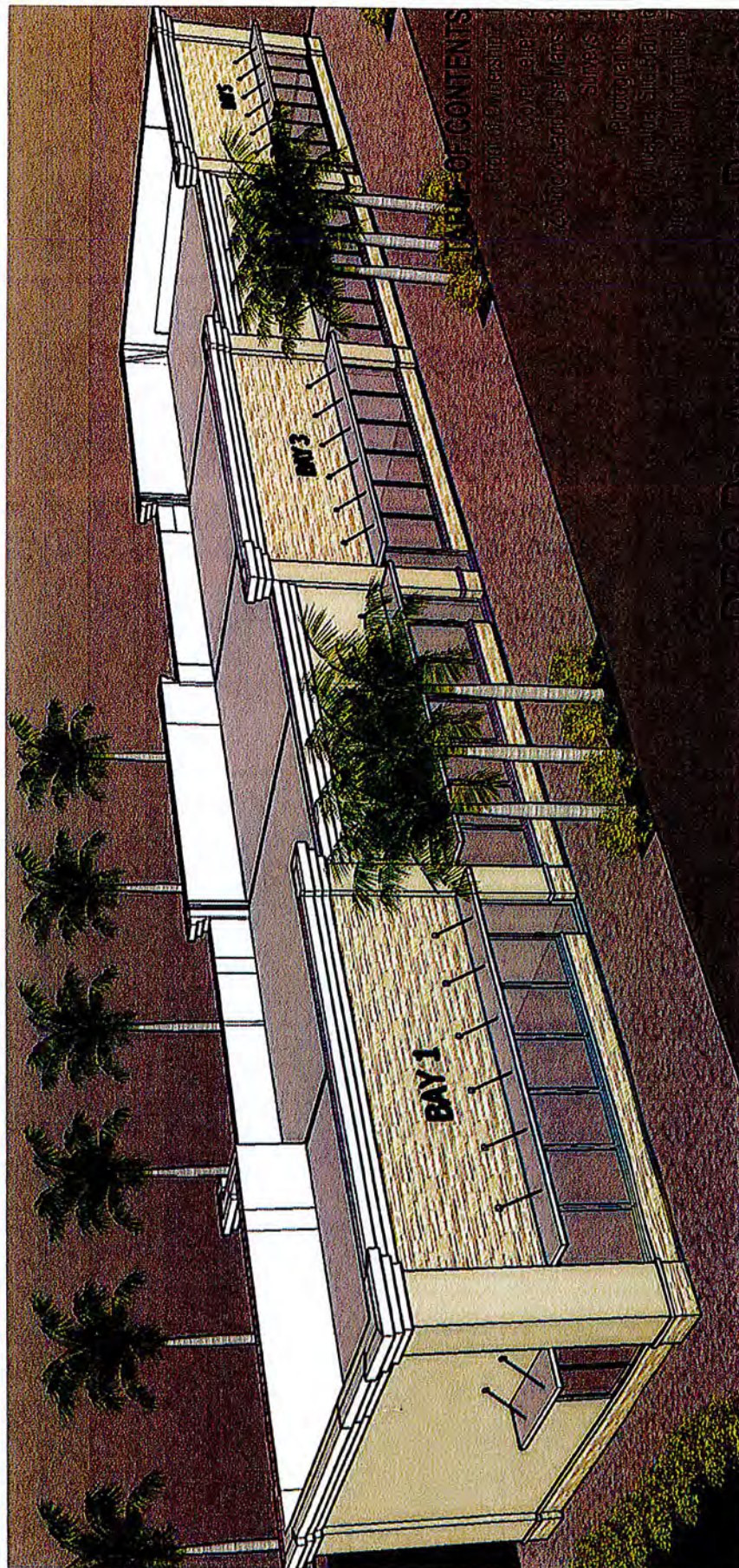
Architecture • Urban Design • Construction • Interior Design  
941 NE 19th Avenue, Suite 310 p. 954.874.6424  
Fort Lauderdale, Florida 33304 f. 954.874.6498  
J.Scott Corneer, AIA #91737 ArcUrb.com

**Sistrunk Retail Center**

1504 - 1518 Sistrunk Boulevard  
Fort Lauderdale, Florida 33311

**6**





DRC Pre Application Package

**ARCURB**

Architecture • Urban Design • Construction • Interior Design  
 941 NE 19th Avenue, Suite 310 p. 954.874.6424  
 Fort Lauderdale, Florida 33304 f. 954.874.6498  
 J.Scott Conner, AIA #91737 Arcurb.com

**Sistrunk Retail Center**

1504 - 1518 Sistrunk Boulevard  
 Fort Lauderdale, Florida 33311

Copyright 2004





**Front Elevation**



**Rear Elevation**

**Elevations**

Scale: Not to Scale

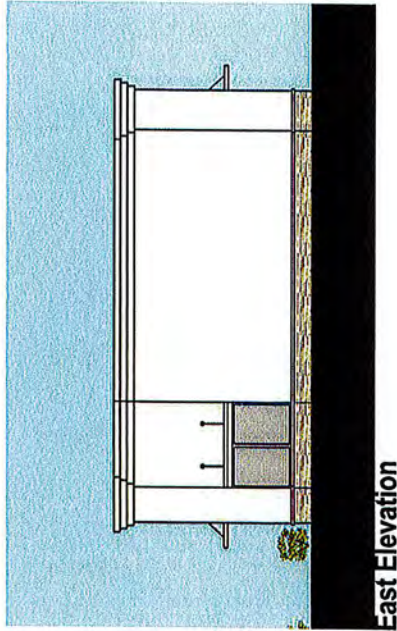
**ARCURB**

Architecture • Urban Design • Construction • Interior Design  
941 NE 19th Avenue, Suite 310 P. 954.874.6424  
Fort Lauderdale, Florida 33304 F. 954.874.6498  
J.Scott Conner, AIA #971737 Arcurb.com

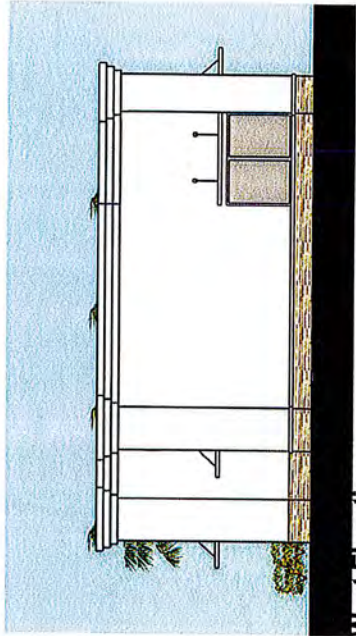
**Sistrunk Retail Center**  
1504 - 1518 Sistrunk Boulevard  
Fort Lauderdale, Florida 33311

**7b**

Copyright 2011



East Elevation



West Elevation

Scale: Not to Scale

## Elevations

<b>ARCURB</b>			
Architecture • Urban Design • Construction • Interior Design			
941 NE 19th Avenue, Suite 310	p. 954.874.6424		
Fort Lauderdale, Florida 33304	f. 954.874.6498		
J.Scott Conner, AIA #91737	Arclife.com		

# Sistrunk Retail Center

## 7c

1504 - 1518 Sistrunk Boulevard  
Fort Lauderdale, Florida 33311

Copyright 2014





Sistrunk Boulevard (Looking West)



Sistrunk Boulevard (Looking Southwest)



Sistrunk Boulevard (Looking Southeast)



15th Avenue (Looking Northeast)

## Photographs

**ARCURB**

Architecture • Urban Design • Construction • Interior Design

941 NE 19th Avenue, Suite 310 p. 954.874.6624  
Fort Lauderdale, Florida 33304 f. 954.874.6498  
J.Scott Corne, AIA #91737 ArcUrb.com

**Sistrunk Retail Center**

1504 - 1518 Sistrunk Boulevard  
Fort Lauderdale, Florida 33311

**5a**

Copyright 2014



Site Address	1504 SISTRUNK BOULEVARD, FORT LAUDERDALE	ID #	5042 04 24 0040
Property Owner	CITY OF FORT LAUDERDALE	Millage	0312
Mailing Address	100 N ANDREWS AVE FORT LAUDERDALE FL 33301	Use	80
Abbreviated Legal Description	DORSEY PARK FIRST ADD 21-30 B LOT 4 LESS N 10 FOR RD R/W BLK 1		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2016 Exemptions and Taxable Values to be reflected on the Nov. 1, 2016 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2017	\$43,290		\$43,290	\$43,290	
2016	\$43,290		\$43,290	\$43,290	
2015	\$43,290		\$43,290	\$43,290	

2017 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$43,290	\$43,290	\$43,290	\$43,290
Portability	0	0	0	0
Assessed/SOH	\$43,290	\$43,290	\$43,290	\$43,290
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 14	\$43,290	\$43,290	\$43,290	\$43,290
Taxable	0	0	0	0

Sales History			
Date	Type	Price	Book/Page or CIN
12/6/1999	TXD	\$1,600	30142 / 921

Land Calculations		
Price	Factor	Type
\$9.25	4,680	SF
Adj. Bldg. S.F.		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
X								
1								





Site Address	NW 6 STREET, FORT LAUDERDALE	ID #	5042 04 24 0030
Property Owner	SISTRUNK LLC % GILBERT HYATT IV MGR	Millage	0312
Mailing Address	720 SE 3 TER POMPANO BEACH FL 33060	Use	10
Abbreviated Legal Description	DORSEY PARK FIRST ADD 21-30 B LOT 3 LESS N 10 FOR RD R/W BLK 1		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Values					
Click here to see 2016 Exemptions and Taxable Values to be reflected on the Nov. 1, 2016 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2017	\$29,250		\$29,250	\$29,250	
2016	\$29,250		\$29,250	\$29,250	\$557.31
2015	\$31,590		\$31,590	\$31,590	\$619.48

2017 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$29,250	\$29,250	\$29,250	\$29,250
Portability	0	0	0	0
Assessed/SOH	\$29,250	\$29,250	\$29,250	\$29,250
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$29,250	\$29,250	\$29,250	\$29,250

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
8/18/2009	CE*-T	\$100	46494 / 453	\$6.25	4,680	SF
12/10/2004	WD*	\$80,000	38715 / 928			
10/20/2003	QCD	\$100	36349 / 1031			
3/1/1991	PRD	\$100	18304 / 640			
				Adj. Bldg. S.F.		

\* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
L								
1								





Site Address	NW 6 STREET, FORT LAUDERDALE	ID #	5042 04 24 0020
Property Owner	SISTRUNK LLC % GILBERT HYATT IV MGR	Millage	0312
Mailing Address	720 SE 3 TER POMPANO BEACH FL 33060	Use	10
Abbreviated Legal Description	DORSEY PARK FIRST ADD 21-30 B LOT 2 LESS N 10 FOR RD R/W BLK 1		

**The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).**

Property Assessment Values					
Click here to see 2016 Exemptions and Taxable Values to be reflected on the Nov. 1, 2016 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2017	\$29,250		\$29,250	\$29,250	
2016	\$29,250		\$29,250	\$29,250	\$557.31
2015	\$31,590		\$31,590	\$31,590	\$619.48

2017 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$29,250	\$29,250	\$29,250	\$29,250
Portability	0	0	0	0
Assessed/SOH	\$29,250	\$29,250	\$29,250	\$29,250
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$29,250	\$29,250	\$29,250	\$29,250

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
8/18/2009	CE*-T	\$100	46494 / 453	\$6.25	4,680	SF
12/10/2004	WD*	\$80,000	38715 / 928			
10/20/2003	QCD	\$100	36349 / 1029			
3/1/1991	PRD	\$100	18304 / 644			
* Denotes Multi-Parcel Sale (See Deed)				Adj. Bldg. S.F.		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
L								
1								





<b>Site Address</b>	1518 W SISTRUNK BOULEVARD, FORT LAUDERDALE	<b>ID #</b>	5042 04 24 0010
<b>Property Owner</b>	SISTRUNK LLC % GILBERT HYATT IV MGR	<b>Millage</b>	0312
<b>Mailing Address</b>	720 SE 3 TER POMPANO BEACH FL 33060	<b>Use</b>	10
<b>Abbreviated Legal Description</b>	DORSEY PARK FIRST ADD 21-30 B LOT 1 LESS N 10 FOR RD R/W BLK 1		

**The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).**

<b>Property Assessment Values</b>					
Click here to see 2016 Exemptions and Taxable Values to be reflected on the Nov. 1, 2016 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2017	\$35,160		\$35,160	\$35,160	
2016	\$35,160		\$35,160	\$35,160	\$669.89
2015	\$35,160		\$35,160	\$35,160	\$689.50

<b>2017 Exemptions and Taxable Values by Taxing Authority</b>				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$35,160	\$35,160	\$35,160	\$35,160
Portability	0	0	0	0
Assessed/SOH	\$35,160	\$35,160	\$35,160	\$35,160
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
<b>Taxable</b>	\$35,160	\$35,160	\$35,160	\$35,160

<b>Sales History</b>				<b>Land Calculations</b>		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
8/18/2009	CE*-T	\$100	46494 / 453	\$7.35	4,784	SF
12/10/2004	WD	\$80,000	38715 / 1247			
6/9/2004	QCD	\$100	38715 / 1246			
4/12/2004	OSA		37448 / 1049			
				Adj. Bldg. S.F.		

\* Denotes Multi-Parcel Sale (See Deed)

<b>Special Assessments</b>								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
L								
1								





## Draft Schedule for 3 Commercial Sites for Use as Retail Center on Sistrunk Blvd and Hotel on NW 7 Avenue

**February 14, 2017** - CRA Advisory Board recommends that the City convey the 3 commercial sites to the CRA , that the CRA issues an RFP for the properties and allows the developer of the proposed hotel project to include the City property in their DRC submittal.

**February 21, 2017** – CRA Board determines the purchase price of the 3 commercial sites and authorizes the issuance RFPs for the properties to be conveyed to the CRA.

**March 7, 2017** – Commission passes a Resolution that sets a public hearing date of April 18, 2017 for the conveyance of the property to the CRA ; and approves a request to allow the developer of the proposed hotel project to include the City property in their DRC submittal.

**March 20, 2017** - CRA Staff issues 30 day Notice and issues an RFP for the 3 commercial properties to be received on April 19, 2017. Staff secures Environmental Assessments and Title Commitments.

**March 20 to April 7, 2017** - Developer applicants have plans reviewed in a Pre-DRC review.

**April 18, 2017** - Commission holds public hearing for transfer of property to CRA and authorizes the transfer of the 3 commercial sites to the CRA.

**May 16, 2017**- Advisory Board acting as the Evaluation Committee for the RFPs of the 3 commercial sites makes a recommendation to the CRA Board.

**June 6, 2017** – CRA Board approves the Development Agreements for the developers of the 3 commercial sites including the transfer of the property to the developers.

Approval Process: 113 days

Depending on title conditions, property closing occurs approx. 30 days thereafter, transferring title to Developers (Approx July 6, 2017).

*BobW/Schedule Commercial Sites*

# **ITEM IV**



**NorthWest Progresso Flagler Heights Project Tracking**  
**Community Redevelopment Agency (beginning 10/1/2016)**

Color indicates process status: Green = Completed, Yellow = In Progress, Red = Not Started. Assistance will be paid in 2018/2019

Total Business Incentives Funding \$1,250,000 Amount Remaining										Total Residential Incentives Funding \$ 900,000 Amount Remaining				
CRA Focus Area Project	Deadline	BUSINESS INCENTIVES	Assignee	CAM #	CAM DATE	BASIS	% Done	Status	Advisory Board Recommended Funding	CRA Board Approved Funding	Total \$ Approved for Payment to Date	Date Paid	Beginning Balance	Remaining Funds
NO	10/5/2019	Property Tax Reimbursement CRA091705	B. Wojcik	16-1127	11/1/2016	Annual reduction based on approval	0.0%		\$ -	\$ 1,711,000			\$ 2,000,000.00	\$2,000,000.00
		Flagler Village Hotel				Based on the actual property taxes generated	0.0%							
		Development Incentive CRA091704	J. Brown	16-1313	12/20/2016	Terms based on approval								
		LPE Realty F.LLC(Triangle Services)												
							0.0%	PO Open	\$ -	\$ -	\$ 1,500,000		\$ -	\$4,450,000.00
		Streetscape Enhancement CRA091703				Up to 70% or 90%/\$500,000							\$ 1,500,000.00	\$ -
NO	9/7/2019	Quantum	B. Wojcik	16-0810	9/6/2016	Approved prior to the new incentive requirements	0.0%	Pending W/9	\$ -	\$ -	\$ 500,000			\$748,322.00
NO	10/5/2019	Flagler Village Hotel	B. Wojcik	16-1127	11/1/2016	Funding Assistance	0.0%		\$ -	\$ 329,933	\$ -			
		Rechter Holdings(913 NE 4 Ave)	B. Wojcik			Funding Assistance	0.0%		\$ -	\$ 91,267	\$ -			
		Moody Insurance (725 Prog. Dr.)	B. Wojcik			Funding Assistance	90.0%		\$ -	\$ 20,000	\$ -			
		Parfield Flagler LP	B. Wojcik			Funding Assistance	0.0%		\$ -	\$ 329,503	\$ -			
		ID Flagler Village - Triangle	J. Brown	16-1332	12/6/2016	Funding Assistance	0.0%	Pending	\$ -	\$ -	\$ 251,078			
		Property & Facade Improvement CRA091702				Up to 75% or 90%/\$500,000							\$ 1,000,000.00	\$1,000,000.00
		Rechter Holdings(913 NE 4 Ave)	B. Wojcik				10.0%			\$ 100,000				
		Moody Insurance (725 Prog. Dr.)	B. Wojcik				90.0%			\$ 50,000				
		Commercial Facade Improvement CRA091701				Up to 75% or 90%/\$125,000							\$ 1,000,000.00	\$955,000.00
		728 NW 7 Terr.	B. Wojcik			Funding Assistance	0.0%			\$ 15,000				
		901 Progresso Dr. (Progresso Plaza)	B. Wojcik			Funding Assistance	50.0%			\$ 15,000				
		723 NE 2 Ave	B. Wojcik			Funding Assistance	100.0%		\$ -	\$ -	\$ 15,000	12/13/2016		
		731 NE 2 Ave	B. Wojcik			Funding Assistance	100.0%		\$ -	\$ -	\$ 15,000	12/13/2016		
		737 NE 2 Ave	B. Wojcik			Funding Assistance	100.0%		\$ -	\$ -	\$ 15,000	12/13/2016		
		Rechter Holdings(913 NE 4 Ave)	B. Wojcik			Funding Assistance	0.0%			\$ 15,000				
		Moody Insurance (725 Prog. Dr.)	B. Wojcik			Funding Assistance	90.0%			\$ 7,500				
CRA Focus Area	Deadline	RESIDENTIAL INCENTIVES	Assignee	CAM #	CAM DATE	BASIS	% Done		Advisory Board Recommended Funding	CRA Board Approved Funding	Total Paid to Date	Date Paid	Beginning Balance	Remaining Funds
		Residential Rehabilitation Program (Single-Family Homes) CRA091706	J. Brown	17-0246	3/7/2017	Up to \$55,000/\$75,000	0.0%		\$ 90,000	\$ -	\$ -		\$ 450,000.00	\$450,000.00
		CRA Housing Rehab Asst. - Antonio Bailey				Housing Assistance	0.0%							
							0.0%							
		Purchase Assistance Program (Single-Family Homes) CRA091707				Up to \$45,000/Affordability need	0.0%						\$ 450,000.00	\$450,000.00
							0.0%						\$ 12,390,000	\$10,093,932